| 151.0 | 0002 | 0011.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 766,100 / | 766,100 |
| | | | | | USE VALUE: | 766,100 / | 766,100 |
| | | | | | ASSESSED: | 766,100 / | 766,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 360 | | GRAY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CUMMINGS JOSEPH E | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 360 GRAY ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5156.000 | 302,700 | 3,700 | 459,700 | 766,100 |
| Total Card | 0.118 | 302,700 | 3,700 | 459,700 | 766,100 |
| Total Parcel | 0.118 | 302,700 | 3,700 | 459,700 | 766,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.01 | /Parcel: 560.0

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0011.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 303,000 | 3700 | 5,156. | 459,700 | 766,400 | 766,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 240,100 | 3700 | 5,156. | 431,000 | 674,800 | 674,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 240,100 | 3700 | 5,156. | 356,300 | 600,100 | 600,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 240,100 | 3700 | 5,156. | 327,600 | 571,400 | 571,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 240,100 | 3700 | 5,156. | 298,800 | 542,600 | 542,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 234,300 | 3700 | 5,156. | 293,100 | 531,100 | 531,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 234,300 | 3700 | 5,156. | 272,400 | 510,400 | 510,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 234,300 | 3700 | 5,156. | 259,200 | 497,200 | 497,200 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11836

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 11653-737 | | 3/18/1969 | | | No | No | | Margaret P Cummings dod 1/23/2020 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/8/2015 | 1520 | Re-Roof | 8,695 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/29/2008 | Meas/Inspect | 189 | PATRIOT |
| 10/30/2000 | Hearing Chag | 201 | PATRIOT |
| 11/23/1999 | Meas/Inspect | 263 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5156 | | Sq. Ft. | Site | | 0 | 80. | 1.11 | 9 | | | | | | | | | 459,746 | | | | | | 459,700 | |

## PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0011.A

!11836!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:58:10 |

## LAST REV

| Date | Time |
|---|---|
| 04/15/20 | 08:45:04 |

mmcmakin

## User Acct

99976

## GIS Ref

## GIS Ref

## Insp Date

10/29/08

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99976 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

| Total AC/HA: | 0.11837 | Total SF/SM: | 5156 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 459,746 | Spl Credit | | Total: | 459,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 30 | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 1 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.91846561 |
| Adj $ / SQ: | 154.991 |
| Other Features: | 79500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 371856 |
| Depreciation: | 69165 |
| Depreciated Total: | 302691 |

## COMMENTS

BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

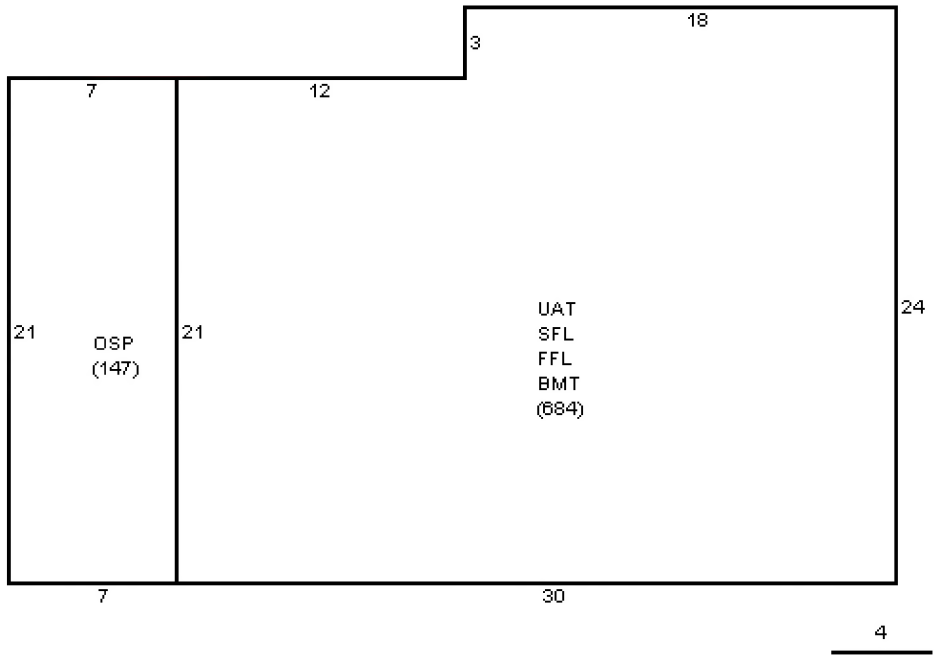
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 170.49 |
| Special Features: | 0 | Val/Su Net: | 127.72 |
| Final Total: | 302700 | Val/Su SzAd | 221.27 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 684 | 46.500 | 31,804 |
| FFL | First Floor | 684 | 154.990 | 106,014 |
| SFL | Second Floor | 684 | 154.990 | 106,014 |
| UAT | Upper Attic | 171 | 62.000 | 10,601 |
| OSP | Screen Porch | 147 | 28.010 | 4,118 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,370 | | | Total: | 258,551 |
| Size Ad | 1368 | Gross Are | 2883 | FinArea | 1368 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

151.0-0002-0011.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1928 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|